Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1b Daphne Street, Canterbury Vic 3126

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,150,000 & $1,265,000

Median sale price

Median price $3,700,000 Property Type House Suburb Canterbury

Period - From 01/10/2024 to 30/09/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/12 Rubens Gr CANTERBURY 3126	$1,210,000	11/10/2025
2	3/352-354 Whitehorse Rd BALWYN 3103	$1,250,000	28/06/2025
3	2/24 Rochester Rd CANTERBURY 3126	$1,300,000	24/05/2025

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 06/11/2025 19:02

1b Daphne Street, Canterbury Vic 3126

Stefan Cook
0423 858 058
stefan@heavyside.co



4 2 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,150,000 - $1,265,000
Median House Price
Year ending September 2025: $3,700,000

Comparable Properties



2/12 Rubens Gr CANTERBURY 3126 (REI)

3 1 1

Price: $1,210,000
Method: Auction Sale
Date: 11/10/2025
Property Type: Unit

Agent Comments



3/352-354 Whitehorse Rd BALWYN 3103 (REI)

3 2 2

Price: $1,250,000
Method: Auction Sale
Date: 28/06/2025
Property Type: Townhouse (Res)

Agent Comments



2/24 Rochester Rd CANTERBURY 3126 (REI/VG)

3 2 2

Price: $1,300,000
Method: Auction Sale
Date: 24/05/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Heavyside

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